

<b>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</b> Michael Jay Berger (SBN 100291) Sofya Davtyan (SBN 259544) Law Offices of Michael Jay Berger 9454 Wilshire Blvd., 6th Fl. Beverly Hills, CA 90212 Tel.: (310) 271-6223 Fax: (310) 271-9805 Michael.Berger@bankruptcypower.com Sofya.Davtyan@bankruptcypower.com		<b>FOR COURT USE ONLY</b>	
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Amphil Group, LLC			
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>			
<b>In re:</b>  Amphil Group, LLC		CASE NO.: 2:21-bk-18014-VZ CHAPTER: 11	
<b>Debtor(s)</b>		<b>NOTICE OF SALE OF ESTATE PROPERTY</b>	
<b>Sale Date:</b> 05/03/2022		<b>Time:</b> 11:00 am	
<b>Location:</b> Courtroom 1368, U.S. Bankruptcy Court, 255 E. Temple Street, Los Angeles, CA 90012			

**Type of Sale:** ☒ Public ☐ Private

**Last date to file objections:** 04/19/2022

**Description of property to be sold:**

19650 Chalina Drive, Walnut, CA 91789 (the "Property")  
APN: 8734-011-009

**Terms and conditions of sale:**

Subject to court approval.  
Property sold as-is.

**Proposed sale price:** \$ 1,800,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):** Overbid must be all cash and at least \$1,850,000.00 (\$50,000 more than offer) with no contingencies to closing. Any party to overbid must contact Debtor's counsel at least 24 hours before the hearing and provide evidence of financial resources, cashier's check for \$450,000, proof of funds and ability to timely close.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: May 3, 2022 at 11:00 a.m. in Courtroom 1368 of the United States Bankruptcy Court located at 255 E. Temple Street, Los Angeles, CA 90012.

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Michael Jay Berger (SBN 100291)  
Sofya Davtyan (SBN 259544)  
Law Offices of Michael Jay Berger  
9454 Wilshire Blvd., 6th Floor  
Beverly Hills, CA 90212  
Tel.: (310) 271-6223  
Fax: (310) 271-9805  
Michael.Berger@bankruptcypower.com  
Sofya.Davtyan@bankruptcypower.com

Date: 04/11/2022

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
9454 Wilshire Blvd., 6th Fl., Beverly Hills, CA 90212

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 04/11/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) 04/11/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

This document is to be served on Secured Creditors and 20 Largest Unsecured Creditors by utilizing the services of BK Attorney Services, LLC d/b/a certificateofservice.com an Approved Bankruptcy Notice Provider authorized by the United States Courts Administrative Office, pursuant to Fed.R.Bankr.P. 9001(9) and 2002(g)(4).

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served)**: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 04/11/2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Chambers of the Honorable Vincent P. Zurzolo  
United States Bankruptcy Court  
255 E. Temple Street, Suite 1360 / Courtroom 1368  
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

04/11/2022  
Date

Yathida Nipha  
Printed Name

/s/ Yathida Nipha  
Signature

**2. SERVED BY UNITED STATES MAIL BY BK ATTORNEY SERVICES, LLC D/B/A CERTIFICATEOFSERVICE.COM**

**SECURED CREDITORS**

Los Angeles County Tax  
PO Box 54110  
Los Angeles, CA 90054 (Address from POC)

Triumph Capital Partners Inc.  
155 S. Highway 101, Ste. 7  
Solana Beach, CA 92075

SSA NE Assets, LLC  
c/o Polsinelli LLP  
Attn: Tanya Behnam,  
2049 Century Park East, Ste. 2900  
Los Angeles, CA 90067 (Address from POC)

**20 LARGEST UNSECURED CREDIORS**

Wells Fargo  
Small Business Lending  
PO Box 29482 MAC S4101-08C  
Phoenix, AZ 85038 (Address from POC)

IRS  
PO Box 7346  
Philadelphia, PA 19101 (Address from POC)

**OTHER BUSINESS PARTNERS**

Darwin D. Viado  
1301 W. Merced Avenue  
West Covina, CA 91790

Basillo T. Terrenal  
3423 Millbury Avenue  
Baldwin Park, CA 91706

**OTHER INTERESTED PARTIES**

Creative Home Furniture & Design  
17843 Colima Rd.  
Rowland Heights, CA 91748

Toorak Repo Seller I Trust  
Attn: Darren Weaver  
15 Maple Street, Second Floor West  
Summit, NJ 07901

Triumph Capital Partners, Inc.  
662 Encinitas Blvd., Suite 208  
Encinitas, CA 92024

Re/Max 2000 Realty  
c/o Amy Ji (Real Estate Agent for Debtor and Buyer, WY LLC)  
1221 S. Hacienda Blvd.,  
Hacienda Heights, CA 91745

WY, LLC (Buyer)  
482 S. Arroyo Pkwy #108  
Pasadena, CA 91105-2580

Rowland Escrow  
c/o Rebecca Chen (Escrow Officer)  
19051 Colima Rd.,  
Rowland Heights, CA 91748

Joseph Cavagnaro, Special Service America  
150 Great Neck Rd., Ste. 102  
Great Neck, NY 11021